

FORMER BROWNFIELD SITE TRANSFORMED INTO NEW RESIDENTIAL DEVELOPMENT FOR GROWING COMMUNITY OF MURRIETA

From the time that Mexican rancher Don Juan Murrieta first arrived in 1873, the Inland Empire area that is now bears his name has attracted settlers to its expansive valley. Construction of the southern transcontinental railroad in the 1880s launched a growth boom and today, Murrieta has become a vibrant community of 45,000 residents nestled among the foothills of Southern Riverside County.

The Department of Toxic Substances Control (DTSC) recently played a key role in an environmental cleanup project that will help meet the growing demands for housing in Murrieta. In December 2002, [Crossroads Investors III LLC](#), working with DTSC's Site Mitigation and Brownfields Reuse Program, completed the cleanup of hazardous substances at a 20-acre site located at 24250 Adams Avenue. The cleanup paves the way for the development of 55 single family homes and a park area within the new neighborhood.



The project also represents the first successful completion of an environmental cleanup project using funds from the State's Cleanup Loans and

Environmental Assistance to Neighborhoods (CLEAN) Program. The CLEAN Program is part of Governor Gray Davis' Urban Cleanup Initiative, launched in 2000. The program provided low-income loans to finance the investigation and



cleanup of contaminated properties at urban brownfield sites. By providing this financial assistance and fostering brownfield revitalization, the program's goal is to demonstrate that economic development can go

hand-in-hand with protecting public health and the environment.

Crossroads Investors III conducted the cleanup during the months of August and September in 2002 and company officials had high praise for the work of DTSC staff. According to Crossroads Investors III Partner Steve Rosetta, "This was a very smooth process for us. We had a lot of cooperation

from DTSC on both the project cleanup and on the financing end." Initially, Crossroads had planned to work with local agencies on the site cleanup but was attracted to DTSC because of the technical expertise of staff and the favorable financing available through the CLEAN Loan Program. "Our company felt that DTSC was committed to our project and the level of

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*- Steve Rosetta,
Crossroads
Investors*

cleanup that was done as a result of this commitment has certainly been in the public's best interest. We can all be proud of this project." DTSC staff worked closely with Crossroads to conduct the investigation, develop cleanup plans and implement the cleanup in record time (less than eight months)!

The contamination was the result of battery recycling operations performed on the site by the Oakley Battery Plant between 1955 and 1960. Approximately 9,000 cubic yards of lead-contaminated soil was removed from the site, taken to a hazardous waste landfill, and replaced with clean soil. In close cooperation with Crossroads' contractors, DTSC staff worked onsite throughout the cleanup, testing the soil with an X-ray fluorescence instrument after each round of excavation. DTSC also ensured that the cleanup was done in a way that was protective of the residents' health.

DTSC's certification of the cleanup activities means the entire site is approved for unrestricted future land use and that it does not pose a risk to public health or the environment. Grading on the site, in preparation for the residential development, is expected to begin in spring 2003. Once that is completed, the planned development for the site includes 55 single-family homes and approximately seven acres of open space and community parks.

